



# **CALIFORNIA HIGH-SPEED RAIL AUTHORITY**

**September 11, 2012**

## **Agricultural Impacts Process Presentation**

# BACKGROUND

- Agriculture is a vital part of the economy of the San Joaquin Valley.
- Like SR-99, I-5 and other major projects, the HSR project footprint touches hundreds of agricultural parcels.
- While land values may be generally higher in the cities, agricultural land acquisition usually involves significant operational considerations and substantial infrastructure.



# CURRENT OUTREACH STRATEGY

- Formal presentations have focused on property owner rights and benefits, the legal basis for eminent domain, the key steps in the right-of-way process, the valuation process, and process milestones.
- We have not used graphical examples of possible outcomes.
- Property owners usually want to go directly to a map of the project footprint and discuss specific conditions, features, considerations, options, and outcomes.

# RECOMMENDED OUTREACH STRATEGY

- Continue to provide accurate information and seek ways to reduce uncertainty with enhanced outreach.
- Continue to discuss property owner rights/benefits and the land acquisition process in presentations.
- Continue to stress the point that each land acquisition action is unique and can only be resolved through a case by case negotiation process between the property owner and the right-of-way agent.
- Develop and present graphical examples of typical agricultural land acquisition scenarios and a reasonable range of possible outcomes.
- Take this discussion to the agricultural community.

# AREAS OF KEY IMPACTS TO AGRICULTURAL PARCELS

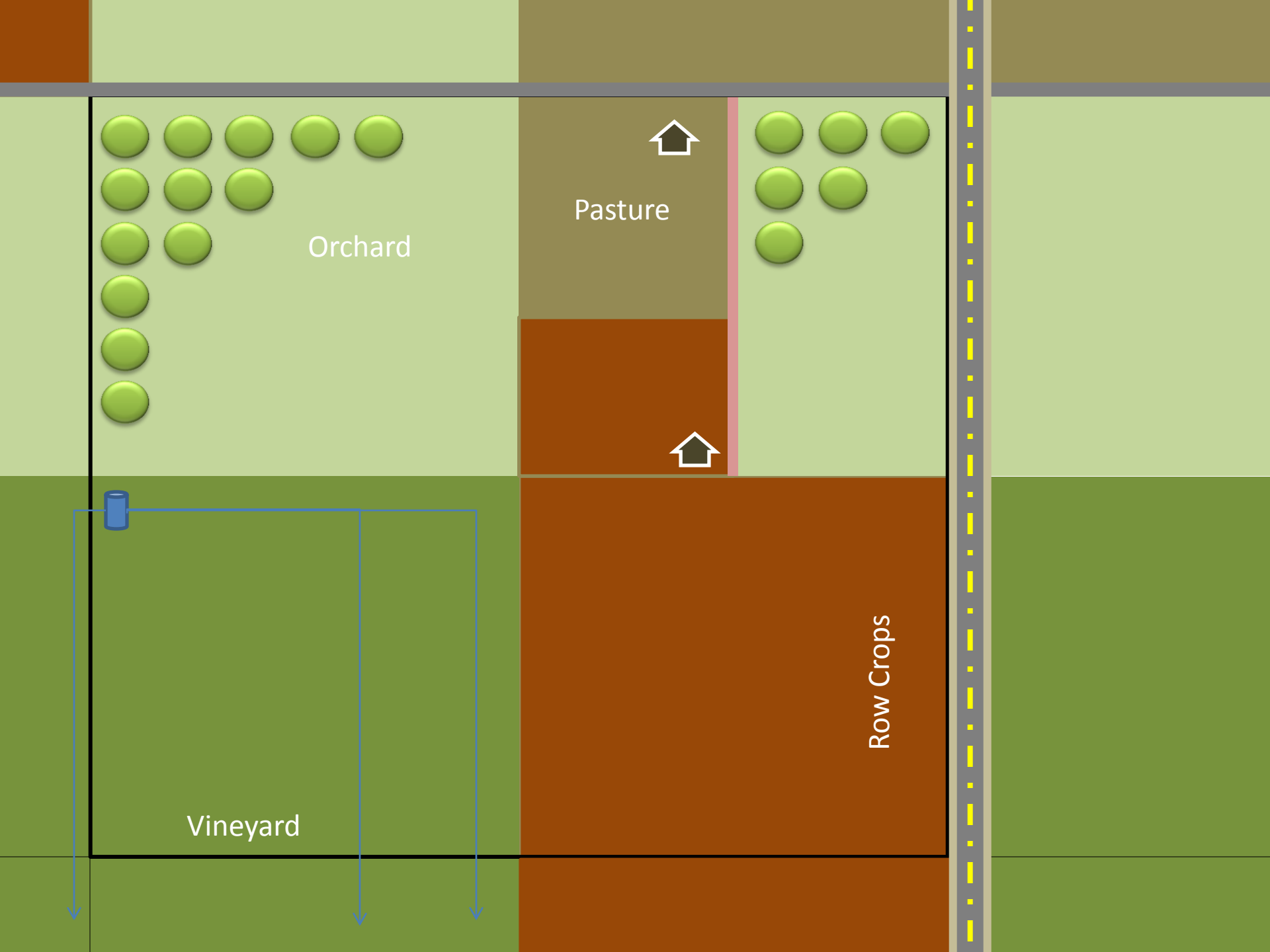
- Access
- Wells
- Irrigation
- Viability of Parcels

# PRINCIPLES APPLIED IN ADDRESSING IMPACTS

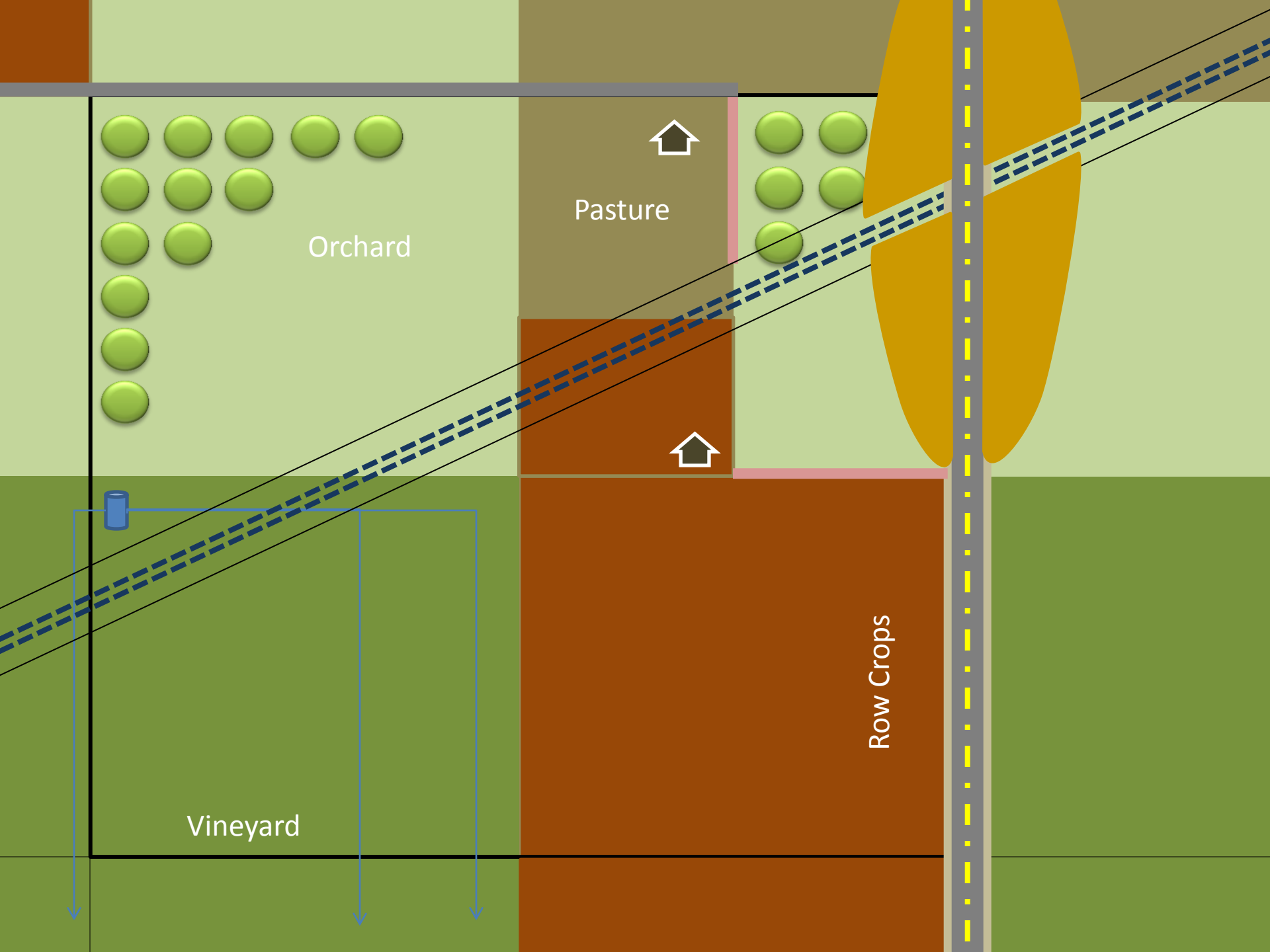
- Compliance with laws, rules and regulations.
- Consistent with the practices of Caltrans and other public entities.
- Based on negotiations between the property owner and the right-of-way agent.
- Understanding of agricultural operations.
- Utilizing local knowledge and expertise.

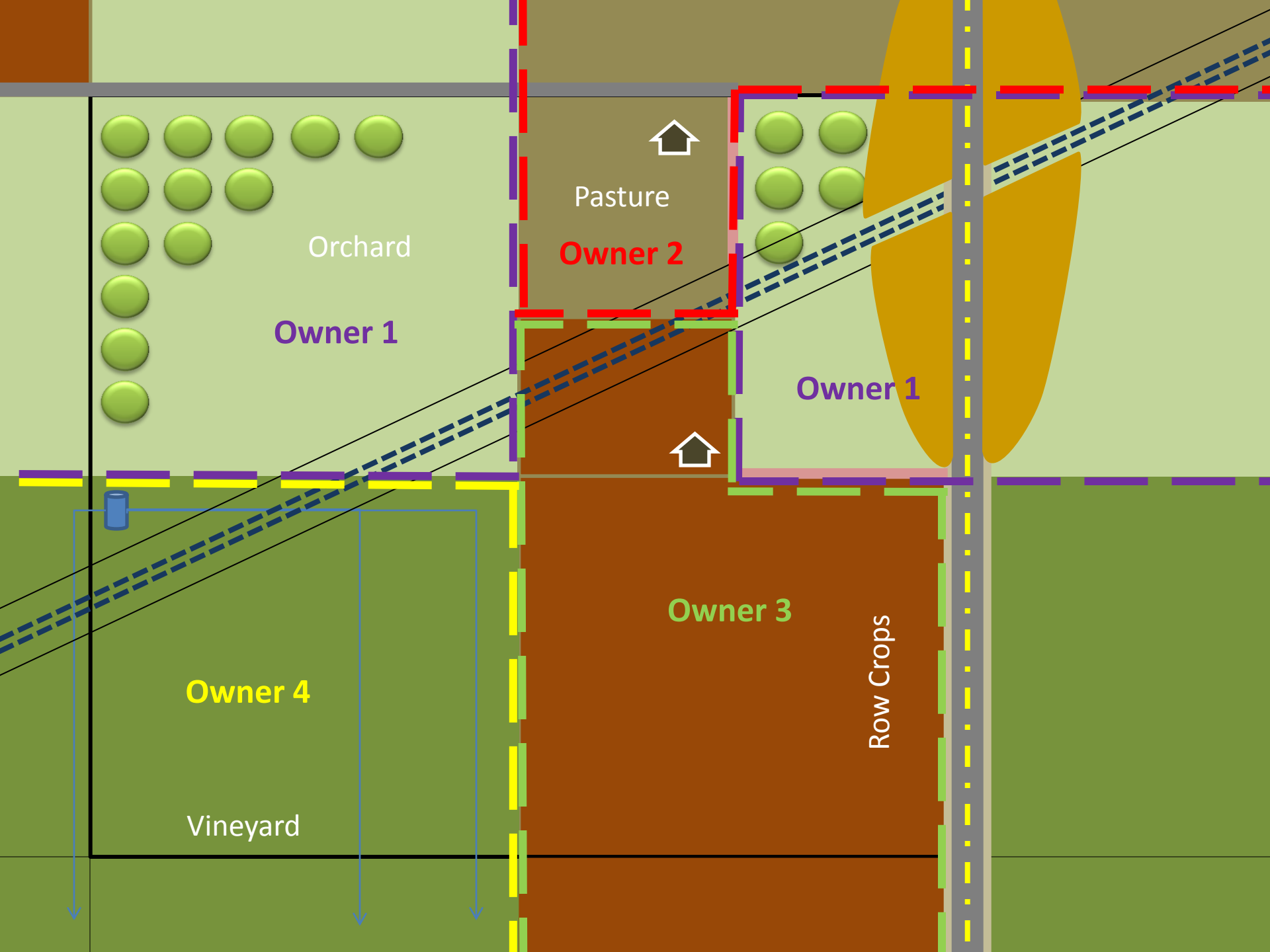
# GRAPHICAL EXAMPLES

- Typical configuration of agricultural parcels and infrastructure in a rural area without the High-Speed Train project.
- Addition of the High-Speed Train alignment footprint and the footprint of a typical grade-separated roadway.
- The complexities of multiple property owners.











THANK YOU

